

KAUA'I PLANNING COMMISSION
SUBDIVISION COMMITTEE MEETING
August 8, 2017

The regular meeting of the Planning Commission Subdivision Committee of the County of Kaua'i was called to order at 8:30 a.m., at the Lihue Civic Center, Mo'ikeha Building, in meeting room 2A-2B. The following Commissioners were present:

Mr. Roy Ho
Ms. Donna Apisa
Mr. Sean Mahoney

The following staff members were present: Planning Department – Chance Bukoski; Office of the County Attorney – Deputy County Attorney Jodi Higuchi Sayegusa; Office of Boards and Commissions – Commission Support Clerk Darcie Agaran

Discussion of the meeting, in effect, ensued:

CALL TO ORDER

Subdivision Committee Chair Ho called the meeting to order at 8:30 a.m.

ROLL CALL

Mr. Ho: Mr. Bukoski, could you give us our roll call, please?

Staff Planner Chance Bukoski: Chair Ho.

Mr. Ho: Here.

Mr. Bukoski: Commissioner Mahoney.

Mr. Mahoney: Here.

Mr. Bukoski: Commissioner Apisa.

Ms. Apisa: Here.

Mr. Bukoski: Three (3) present.

APPROVAL OF AGENDA

Mr. Bukoski: Moving on to Approval of Agenda.

Ms. Apisa: Move to approve.

Mr. Mahoney: Second.

Mr. Ho: It has been moved and seconded. All in favor? (Unanimous voice vote) Motion carries 3:0. Thank you.

Mr. Bukoski: Thank you, Chair.

MINUTES of the meeting(s) of the Subdivision Committee

Meeting of July 25, 2017

Mr. Bukoski: Moving on to Item D, Minutes of the Meeting of July 25, 2017.

Mr. Mahoney: Chair, move to accept the minutes of July 25, 2017.

Ms. Apisa: I wasn't present, but I accept.

Mr. Ho: Thank you. The motion has been made and seconded. All in favor? (Unanimous voice vote) Motion carries 3:0.

Mr. Bukoski: Thank you, Chair.

RECEIPT OF ITEMS FOR THE RECORD (None)

Mr. Bukoski: Moving on to Item E, Receipt of Items for the Record. Seeing none.

HEARINGS AND PUBLIC COMMENT

Mr. Bukoski: Moving on to Item F, Hearings and Public Comment.

Mr. Ho: It is at this time that I invite anyone to give public testimony to the agenda items listed. Seeing none.

GENERAL BUSINESS MATTERS (None)

Mr. Bukoski: Moving on to Item G, General Business Matters. Seeing none.

UNFINISHED BUSINESS (None)

Mr. Bukoski: Item H. None.

NEW BUSINESS (For Action)

Tentative Subdivision Map Approval

Subdivision Application No. S-2017-11; D.R. Horton-Schuler Homes; Proposed 2-lot subdivision; TMK: (4) 3-7003: 020; Hanamā‘ulu, Kaua‘i

Mr. Bukoski: Finally Item I, New Business for Action. Tentative Subdivision Map Approval. Subdivision Application No. S-2017-11, D.R. Horton-Schuler Homes, proposed 2-lot subdivision, TMK: (4) 3-7-003: 020, Hanamā‘ulu, Kaua‘i.

The Subdivision Report pertaining to this matter – consideration of Subdivision Application No. S-2017-11 that involves a subdivision of a parcel into two (2) lots. The evaluation of the project – the proposed development subdivides a parcel into two (2) lots. Proposed Lot 3-A and Lot 3-B are both zoned Residential (R-10) District. Just to clarify for the record, the reason behind this subdivision is to dedicate the lift station portion to the County. Also, just for the record, there is a Water Department condition – No. 2.a. I am just going to amend it to read, “A Facilities Reserve Charge of \$28,230 (2 lots at \$14,115 per lot).” It will also read, “FRC offsets may apply if the water system facilities are provided by the Applicant in accordance with the DOW’s rules and regulations.” Other than that, we have received all various government agencies’ comments and we are recommending tentative approval.

Mr. Ho: Thank you. Is there someone from Grove Farm with us today?

Clyde Kodani: For the record, Clyde Kodani, authorized agent for the applicant.

Mr. Ho: (Any) questions, Commissioners?

Ms. Apisa: I would just sort of like to hear his presentation; what he has to say.

Mr. Kodani: There isn’t much to say, but as Staff did indicate, the primary intent for this 2-lot subdivision is to create that small lot – 3-B – (where) the sewer lift station has been recently completed and installed by D.R. Horton – the developers out there – and we need to dedicate the sewer lift station over to the County. In order to dedicate the facilities to the County, we need to create a lot of record and so that is the primary purpose of this 2-lot subdivision.

Ms. Apisa: I don’t have any questions.

Mr. Mahoney: No.

Mr. Ho: Is it in operation now?

Mr. Kodani: I am not sure exactly if it is in operation, but I know it received approval, construction approval, so I know it is operational.

Ms. Apisa: I move we approve.

Mr. Mahoney: Okay. I second the motion to approve tentative subdivision approval for Subdivision (Application) No. S-2017-11, proposed 2-lot subdivision with the amended condition from our planner today.

Ms. Apisa: Yes, correct.

Mr. Ho: The motion has been made and seconded for tentative subdivision approval. All in favor? (Unanimous voice vote) Motion carries 3:0.

Mr. Kodani: Thank you.

Mr. Ho: Thank you.

Mr. Bukoski: Thank you. Thank you, Chair.

Final Subdivision Map Approval

Subdivision Application No. S-2016-14; *Helen Martin*; Proposed 3-lot subdivision; TMK: (4) 2-4-003:003 & 016; Kalāheo, Kauaʻi

Mr. Bukoski: Moving on to Item I, still for New Business. Final Subdivision Map Approval. Subdivision Application No. S-2016-14, Helen Martin, proposed 3-lot subdivision, TMK: 2-4-003:003 and 2-4-003:016, Kalāheo, Kauaʻi.

Mr. Bukoski read the Subdivision Report for the record (on file with the Planning Department).

Mr. Bukoski: We have received all various comments from various government agencies and they have all been met, and we are recommending final approval.

Mr. Ho: Thank you, Chance. Anybody from the audience, please?

Maren Arismendez-Herrera: Good morning. My name is Maren Arismendez-Herrera from Esaki Surveying. We are here to respectfully request approval for the subdivision.

Mr. Ho: Commissioners?

Ms. Apisa: Any other details or anything you can add?

Ms. Arismendez-Herrera: The owners have complied dutifully with all of the required conditions.

Mr. Mahoney: I don't have any questions. I will go along with the Planning Department's recommendation. I would like to move to approve final subdivision (for) Application No. S-2016-14, proposed 3-lot subdivision, TMK: (4) 2-4-003:003 and 016, Kalāheo, Kaua'i.

Ms. Apisa: Second.

Mr. Ho: Motion has been made for final subdivision approval. All in favor? (Unanimous voice vote) Motion carries 3:0.

Ms. Arismendez-Herrerra: Thank you.

Subdivision Application No. S-2009-17; *Aukahi Farm, LLC*; Proposed 8-lot Subdivision; TMK: (4) 2-8-012:001 & 011; Kōloa, Kaua'i

Mr. Bukoski: Moving on to Item b., Subdivision Application No. S-2009-17, Aukahi Farm, LLC, proposed 8-lot subdivision, TMK: 2-8-012:001 and 011, Kōloa, Kaua'i.

Mr. Bukoski read the Subdivision Report for the record (on file with the Planning Department).

Mr. Bukoski: Just to give you a background, also, on the development, it recently had an extension approved about three (3) months ago. We have received all government comments and all comments have been met. We are recommending final approval.

Mr. Ho: Good morning. Could you state your name for us?

Max Graham: Good morning, Subdivision Committee members. I am Max Graham and I am representing the applicant, Aukahi Farm, LLC. I don't know if you recall but we got, I think, a 4-month extension until August 23rd to finalize everything and we are here today – a little ahead of schedule – and ready for final approval. We want to thank you very much for the extension.

Mr. Ho: What was the extension for, Mr. Graham?

Mr. Graham: We needed to resolve whether Public Works had any interest in trying to acquire any additional trails or access through the property, and they decided not to.

Mr. Ho: Commissioners?

Ms. Apisa: No further questions.

Mr. Mahoney: No questions.

Ms. Apisa: I move that we approve Subdivision Application No. S-2009-17 for Aukahi Farm, LLC, proposed 8-lot subdivision, TMK: (4) 2-8-012:001 and 011 in Kōloa, Kaua'i.

Mr. Mahoney: Second.

Mr. Ho: The motion is to approve final subdivision map, Aukahi Farms. The motion has been made and seconded. All in favor? (Unanimous voice vote) Motion carries 3:0.

Mr. Graham: Thank you very much.

Mr. Bukoski: Chair, that concludes Item I.

ADJOURNMENT

Mr. Bukoski: Moving on to Item J.

Mr. Ho: Thank you very much. Here we go. I need a motion to adjourn.

Ms. Apisa: So moved.

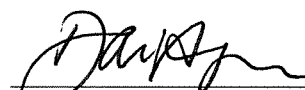
Mr. Mahoney: Second.

Mr. Ho: Motion has been made and approved [sic]. All in favor? (Unanimous voice vote) Motion carries 3:0. Thank you.

Mr. Bukoski: Thank you.

Subdivision Committee Chair Ho adjourned the meeting at 8:41 a.m.

Respectfully submitted by:



Darcie Agaran
Commission Support Clerk

() Approved as circulated (add date of meeting approval).

() Approved as amended. See minutes of _____ meeting.